

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Salem Consortium

State: OR

PJ's Total HOME Allocation Received: \$14,402,518

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 6				
% of Funds Committed	94.55 %	93.22 %	4	93.41 %	55	59	
% of Funds Disbursed	86.11 %	88.33 %	5	84.68 %	45	47	
Leveraging Ratio for Rental Activities	4.39	5.31	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	96.12 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.74 %	82.55 %	3	68.18 %	72	77	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.50 %	89.85 %	3	80.32 %	69	77	
% of 0-30% AMI Renters to All Renters***	60.00 %	52.78 %	2	45.16 %	72	77	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.52 %	1	95.04 %	100	100	
Overall Ranking:			In State: 2 / 6		Nationally: 92 93		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,892	\$43,600		\$26,037	200 Units	12.20 %	
Homebuyer Unit	\$12,176	\$13,696		\$14,755	232 Units	14.20 %	
Homeowner-Rehab Unit	\$22,570	\$18,961		\$20,487	104 Units	6.40 %	
TBRA Unit	\$1,293	\$1,500		\$3,225	1,097 Units	67.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Salem Consortium OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$108,348	\$58,508	\$26,001
State:*	\$104,786	\$114,320	\$19,369
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	2.6 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	75.0	76.3	94.2	74.7	Single/Non-Elderly:	51.0	19.8	31.7	31.1
Black/African American:	1.0	0.4	0.0	4.1	Elderly:	9.0	4.3	27.9	2.9
Asian:	0.0	0.9	1.0	0.3	Related/Single Parent:	16.5	29.7	7.7	47.2
American Indian/Alaska Native:	1.0	0.9	0.0	1.7	Related/Two Parent:	15.5	37.1	24.0	14.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	8.0	9.1	8.7	4.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.1					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.4	0.0	0.2					
Asian/Pacific Islander:	2.5	1.7	0.0	1.9					
ETHNICITY:									
Hispanic	20.5	19.4	4.8	17.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.5	19.8	42.3	29.6	Section 8:	18.0	0.0 [#]		
2 Persons:	15.0	20.7	23.1	26.6	HOME TBRA:	4.0			
3 Persons:	14.0	21.6	15.4	20.2	Other:	9.5			
4 Persons:	7.0	17.2	8.7	13.3	No Assistance:	67.5			
5 Persons:	11.0	11.6	8.7	5.8					
6 Persons:	5.0	5.6	1.9	2.8					
7 Persons:	1.5	3.0	0.0	1.4					
8 or more Persons:	0.0	0.4	0.0	0.2					
					# of Section 504 Compliant Units / Completed Units Since 2001			53	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Salem Consortium State: OR Group Rank: 92
(Percentile)
State Rank: 2 / 6 PJs Overall Rank: 93
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	83.74	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.11	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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